150 HOUSES FOR SALE

HEISTERMAN

TEN MILE PT.
"SEA AND MOUNTAINS"

Dramatically situated with a sweeping outlook across Cadboro Bay to the snow-capped Olympics, this attractive contemporary home features the trend towards indoor-outdoor living. Easy to maintain natural wood panelling. Den, 3 bedrooms and two baths. Beautiful vistas from living room, kitchen and two front bedrooms. Automatic oil heat. Double carport. Terms at $21,500

Please call Mr. Harris, EV 3-4161, eves. GR 7-1198, or Mr. Scott, EV 3-4161, eves. EV 4-0423.

EMPTY APRIL 15

The owners are moving and this home will be available quickly. Nice living room, dining room, electric kitchen, 2 bedrooms up. Full high basement, has finished rumpus room and drive-in garage. Could have a suite as area zoned for duplex. Full price $10,600

Mr. Gaddes, EV 3-4161, Eves. EV 5-7619

"HOUSE and GARDEN" UPLANDS

A charming house that's a home. A neat garden, small. Up two steps and we enter this immaculate 3-year-old 6-room, 3-bedroom bungalow with extras galore. All drapes in home. W-to-W broadloom in hall, living room and dining room included. A den, 4-piece bath, 2-piece bath, a dream kitchen and adjoining, utility, breakfast room overlooking the smart patio. New refrigerator-freezer, new automatic clock range, automatic washer, electric dryer and other extras throughout house too numerous to mention. Residence heated by oil. Accommodation for two cars. Price $35,000

C. J. Harrington (sole agent), EV 3-4161, eves. EV 3-5846

FAIRFIELD REVENUE

Triplex, each with separate bath and entrances. Oil hot water heating, in very good condition, close to bus, stores, etc. Reasonable down payment will be considered, priced to sell quickly at $13,750

Mr. Hamilton EV 3-4161 Eves. GR 7-1555

GORDON HEAD MUST SELL

Close to the sea, this modern 3-bedroom home with full high basement, rumpus room with fireplace is on large fenced lot. Reasonable down payment will be considered $15,250

Mr. Hamilton EV 3-4161 Eves. GR 7-1555

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

NEW HOMES

OAK BAY

Beamed ceiling contemporary. 3 bedrms. Full bsmt. Sweeping views. Landsdowne area $25,000

HENDERSON RD. 5 bedrms. 1½ baths. Finished rumpus rm. Wonderful value for $23,150
($4,000 DOWN)

DEAN HEIGHTS

N.H.A. 3 bedrms. Full bsmt. Oil heat, etc. ($2,950 DOWN). Full price $14,500

LAKE HILL

Stucco and cedar panel finish. 3 bedrms. Full bsmt. Oil heat. Near school. ($2,300 DOWN) $13,150

HIGH QUADRA

3 bedrms. Stucco. Excellent view. Full bsmt. Oil heat. OVER 1,200 SQ. FT. (Terms) $16,000

GORGE AREA

N.H.A. 3 bedrms. Full bsmt. Oil heat, etc. ($2,450 DOWN). Full price $13,700

PLEASE NOTE: 4 of the above homes are finished. The others under construction. Call L. H. Rands, EV 3-4117. Res. EV 2-8980. Leach and Sparks, 1119 Blanshard St.

HAYNES

NICE HOMES REASONABLY PRICED IN ESQUIMALT

SELKIRK AVE. — Modern stucco bungalow on a high, quiet, quarter acre lot, 3 bedrooms or 2 bedrooms and den. Lars living room chem. dinette, utility room, bath-room, extra toilet through hall. Lino tiled floors throughout. Guaranteed roof. This is a well-constructed home built by previous owner for own use. Vacant, so quick possession. Key can be obtained at 941 Selkirk by first phoning EV 3-8303. Cash to present mortgage about $2,700. Balance at 6% payable $70 monthly including interest. FULL PRICE $10,000

LYLE ST.—Very neat bungalow of 800 sq. ft. two bedrooms, outside garage. Corner lot. White stucco. Included in price are the venetian blinds, oil range and heater. Good cash payment required at the very reasonable price of $6500

Please ask for W. Jones, EV 3-8303 evenings.

ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

HURRY! HURRY! NO. 12

Here is another wonderful, wonderful buy. Spotless home, new roof immaculate condition. Living room, large kitchen (oil range included), 3-piece bath, 2 bedrooms (poss. 3). Full basement, garden back and front, all fenced. At the low, low price $7200

Just think only $2,000 (perhaps $1,500) down, $60 per month in the lovely

FAIRFIELD

district, close to schools, shops, transportation. So hurry, hurry for this really HOT buy, ring K. J. WILLIAMS EV 5-6741 or GR 8-3718 now for this wonderful buy. Northwestern Securities of Victoria Ltd.

LAKE HILL DISTRICT

For sale by owner — Shiny new, ready-to-move-in, 3-bedroom, N.H.A. award-winning home. Ground-level entrance, exposed floor-to-ceiling chimney. Attractive mahogany cabinet kitchen. Large basement space for 2 extra bedrooms and rumpus room. Near school and shopping centre. $2,300 down, $89 monthly including taxes, or less down, higher monthly payments. Full price, $13,695. EV 5-6949.

WANT AN INVESTMENT?

Here is a very well-kept bungalow in the city. Consists of glassed-in sun-porch, reception hall, living room, 2 bedrooms, 3-piece bath, large kitchen; full basement, hot air furnace, small lot. This would be an ideal rental property, and there is an extra lot available which could be sold or built on. Total price, $8,700, with terms. Phone Norm Thornber at Western Homes Ltd., EV 2-2157, eves., GR 9-1853.

150 HOUSES FOR SALE

RANDALL'S LIMITED

PLAYFAIR PARK

This 4-year-old bungalow adjoins this park area and has living room with fireplace, separate dining room, cabinet electric kitchen with nook, thru halls, vanity type bathroom, three bedrooms, full basement with rumpus room, drive-in garage and Oil-O-Matic heat. Close to Catholic school. Has 5½% mortgage of $9,500. Full price $15,000

Open to offers.

REVENUE 3 SUITES

Self-contained and a stone's throw from Eaton's Store. Owner has four rooms and bath, and a revenue from 2 suites, $115 per month. Oil heat. Everything in good condition. Would take bungalow as part payment. Nice terms. Price $14,700

HOME AND SUITE 3 BEDROOMS

Specially designed, this lovely bungalow has three bedrooms, dining room, living room, spacious electric kitchen. Pembroke bath, a walk-in basement suite of three rooms, Pembroke bath, $70. Oil heat, drive-in garage, 1 year old. Here you have the best in a home and revenue besides. Separate meters. Price $15,000

On two above call Mr. Davis, Eves. EV 4-8614

FAIRFIELD 5 BEDROOMS

Substantial stucco home, large living room with fireplace, dining rm, 2 bedrooms, bathroom, cab elec kitchen and utility on main floor. Three bedrooms with wash basin up. Full basement, new low pressure oil unit. Front and back gardens in lawn. Separate garage. Full price with good terms $13,500

VIC. WEST 4 BEDROOMS

Older type home, completely renovated inside and out, living room, fireplace, dining room, one bedrm, cab kitchen and bathroom down. 3 bedrooms up. Immediate occupancy. HA furnace in part basement. Elec HW, nice lot and separate garage. Full price $7350

With $1,250 down and easy monthly payments.

On two above, call Mr. Sudbury, Eves. GR 9-1906.

NEW

3-bedroom de luxe bungalow with view of Portage Inlet. Large living room with sandstone fireplace, full high basement. Oil-O-Matic furnace. Drive-in garage. You could move in in one week $12,800

Terms. Clear title. Open to offers. On above two properties phone Ken Lowndes, eves. GR 8-2181

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

A. BERNARD

& CO. LTD.
629 Fort Street. EV 4-9335

OAK BAY LINCOLN ROAD

Attractive stucco home ideally located close beach, shopping and transportation. Living room with FP, DR, kit, 2 bedrms and bathrm. Additional 2 bedrms upstairs. Full bsmt, new package oil heating unit, drive-in garage. Compact lot with variety of fruit trees. Price with good terms $13,900

EXCLUSIVE LISTING.

FAIRFIELD

Choice location, 3 years old, 3-bedrm home in immaculate condition throughout. Oak floors in all rooms. Large L-shaped LR, 4-pc bathrm. Full high bsmt with Oil-O-Matic heat, laundry trays, extra FP for rumpus room and roughed-in plumbing. Price $15,750

5% mortgage of $8,160, payable $81.60 per mo.

Call Mr. Humphries, EV 6-1649.

WE ARE LEAVING VICTORIA AND OFFER

Our 3-year-old N.H.A. home with 3 bedrooms and a well-finished large room and 2-piece bath in basement ..... $14,950 for only

We are located near the University and schools, also bus and shopping, which is very important to us all. The lot is well landscaped and on sewer, high and dry, with good outlook of the city which gives you the feeling of spaciousness. TO VIEW CALL M. MOREY, EV 5-8701. Terms arranged.

NEW, $2500 DOWN BUILT BY HERB BATES LTD.

Attractive, well-built 5-room bungalow, full basement, oil heat, large kitchen with dining area. Many added features. FULL PRICE $12,250

ORV TWAMLEY. EV 5-8701

MOREY & JOHNSTONE
3244 Douglas St.

EXCLUSIVE 1665 SHERIDAN

Smart 2-bedroom bungalow with attached garage in fast-growing Howroyd Subdivision, 2 blocks from new school and close to coming shopping centre. HW floors throughout, lge living room, dining area, cab kitchen, utility pkge oil heating. Reasonable taxes. $2,500 down. Bal at $8 per month. Full price $10,900

To view call Mr. Clements, EV 5-3435 or EV 4-3457. P. R. BROWN & SONS LTD., 1112 Broad Street, Victoria.

$500 DOWN

Why pay rent when you can have your choice of these 2 cute bungalows in Sidney. Both have good oil ranges included and are truly good value. DON'T LET THE EASY TERMS FOOL YOU. See these right away for first choice. Dial MRS. E. HARVEY EV 5-6741 or EV 5-4368. Northwestern Securities of Victoria Ltd.

BY OWNER. 1,200 SQ. FT. through hall, 2 bedrms, LR with FP, DR, elec kitchen, utility rm, plumbed for auto washer, new elec copper tank. Auto oil, well insulated, high beautiful site, near schools, church, bus, golf course. GR 7-2482.

JAMES BAY

Beautiful new home, walking distance to downtown, park and beach. Comfort designed, craftsman built, Oil-O-Matic heat. Sound investment for $8,900. R. N. White, D. Hawkes & Co., 817A Fort St. EV 4-7128 or EV 2-0370.

FAIRFIELD — TERMS

Spotless home, choice location, completely modernized; has charm and character. All large rooms, 5 down, 2 up by closed stairway, full bsmt. Easy terms, $10,900. Island Investment Co., EV 4-7146. M. Warawa, res. EV 2-3088.

3235 ADMIRALS RD. — NEW, 3 bedrooms, full bsmt, pkg oil heat, $2,000 down. Total price $13,000. Don't miss this. Call L. Moilliet, GR 8-2620, or Len Wardle at GR 7-3348; office, EV 5-8704. Frank A. Martin Agencies.

150 HOUSES FOR SALE

HAGAR'S

SEA VIEW CADBORO BAY - $3000 DOWN

Call me to view this 8-room, two-storey, stucco older-type home. High location. Double plumbing. Sea View. Full basement. Some repairs necessary. Quiet street. Clear title. Extra lot suitable to build on. FULL PRICE $12,900

Exclusive.

J. M. Taylor, EV 4-0631; eves. EV 4-9902.

CITY - FERNWOOD EXCLUSIVE

Four-room bungalow with full basement. Situated on a small lot and close to transportation, with thru hall, living room, 2 bedrms, kitchen, bathroom and utility room. Hot-air piped furnace. Move right in. Good terms available. FULL PRICE $6500

C. Carpenter, EV 4-0531; eves. GR 7-1628.

Hagar & Swayne Ltd., 614 Yates St.

RICHMOND-MT. TOLMIE

New N.H.A. built, 3-bedroom home. Full basement, oil heat, drive-in garage. Dining area in kitchen plus dining rm. Home now complete and ready to move into. Full price $13,750 with $2,275 down, balance $73.42 per month plus 1.12 taxes.

OAKLANDS

Another 3-bedroom N.H.A. home, with the same features as above, located close to Oaklands School and now nearing completion. Full price $13,500 with $1,912 down. Balance $85 per month including taxes. For further information and address to view call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (Res. EV 3-5685).

Fellow Agents May Sub-list

$1000 DOWN

If you have a large family in-laws or you are looking for a large home with revenue, I have the best offering on the market. 6 bedrooms, 2 bathrooms, large living room and dining room, plus full basement. Can be yours by phoning HOMER M. SMITH EV 5-6741 or GR 7-1951 eves. Full price is only $7500

THIS IS TRULY EXCEPTIONAL—YOU WILL BUY IT. Northwestern Securities of Victoria Ltd.

BIG DISCOUNT

Pay cash, save $1,500 on this 5-plus white siding bungalow with NEW OIL-O-MATIC HA FURNACE, NEW GLASS STEEL HW TANK, NEW WIRING, 220 VOLTS, SPACIOUS ROOMS, 3 BEDRMS. Try $1,000 down, $70 per month at $7,500 or cash $6000

Act now, call Mr. Ludlow, EV 2-7276 or EV 3-5101. Town & Country Homes Ltd., 881 Pandora Ave.

THE ROYAL TRUST CO.

To close an estate, Gorge 4-room siding bungalow. 3155 Milgrove Street. Living room, kitchen, 2 bedrooms, 3-pc bath. Full basement. Hot-air furnace. This home would suit a retired couple. Price $6500

A. E. Coles

THE ROYAL TRUST COMPANY
1205 Government Street
EV 3-4126, Evenings EV 2-8752

EARLY BUS—N.H.A.

Located on the DOUGLAS-FALMOUTH ROUTE, the bus serving this 6-room bungalow stands at 6.15 a.m. Move in at once to this sunny, brand new, under the oaks, N.H.A. bungalow, proportioned for YOUR family. Basement, oil heat, carport, oak floors. You can qualify if you make $350 per month and have $2,700 cash, or if your earn $400 per month, you need only $1,300 cash. AND this home is close to the new CATHOLIC ELEMENTARY SCHOOL on McKENZIE.

Call Wess Dickie, EV 2-4312, Eves. EV 3-3640

1338 GRANT ST.
$5,700 FULL PRICE
$1,500 DOWN
$50 PER MONTH

3 bedrooms, oil range, television antenna, new roof and wiring. To view interior call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St., EV 4-7128 (res. EV 3-5685).

IMMEDIATE POSSESSION — OWNER living in Winnipeg. Let me show you this lovely home anytime, with 1,300 sq. ft., 6 well-proportioned rooms, 2 bedrms and sun room or den 11x8, lge dining rm and living rm with FP and kitchen with sun patio. High dry bsmt, oil hot-water heat. Double lot 146x206. Lots of fruit and shade trees. Land worth $5,000, full price only $15,500. In excellent shape. Move right in. To view come Mr. Cleary, home EV 4-2505, F. N. Cabledu Ltd. Ph. EV 3-7174.

Six-room bungalow in very clean condition. Situated on lot 100x120. High area with view. Consisting of LR, DR, large cab kit and 3 bedrooms, full bsmt, separate garage. Priced at $8,600, good terms. Close to schools and shops. Try your down payment. Mr. Worsley, EV 5-8794, EV 4-6988. Hollick Realty (1958) Ltd.

COSY COMFORT

Modern stucco cottage, 4½ rooms, Heatilator fireplace, spotless, easily maintained, handy to all services. Small garden, excellent soil. Ideal for someone with fixed income. Cash price only $8,200. To view any time call Mr. Cleary, home EV 4-2505, office EV 3-7174. F. N. Cabledu Ltd.

FOR SALE — NEW HOUSE, CABINET kitchen-living room, bedroom, bathroom, garage; view windows overlooking bay, central oil heating, electricity, abundant water. Fruit tree. Road between lake and shore. Approximately one acre. F. J. Grant, Fulford Harbour, B.C.

FAIRFIELD, BY OWNER. NICE family home, 3 large bedrooms, through hall, living room, dining room, Large kitchen. Oil-O-Matic heat. 9 new wiring and plumbing. Full cement basement. Separate garage. No agents. EV 3-7990.

PLASTER AND STUCCO, 3 BEDrooms, sea view, 5-year-old rancher, oak floors, new automatic oil heat and electric water heater. Drive-in garage. Basement suite, additional bath. Large grounds, young fruit trees. GR 9-3969.

3 BEDRMS, OIL-O-MATIC, FULL bsmt, drive garage, close to Oak Bay High and Margaret Jenkins schools. Firm price $9,975, but try your down payment. To inspect, please call E. Barleswen, EV 4-0628 or EV 4-7128. D. Hawkes & Co.

AN OLDER-TYPE HOUSE IN CITY, Burnside Road district, near school; 4 bedrooms and bath upstairs, 4 rooms, utility and bath downstairs, front and back stairway. Large lot with garden and lawn; 2-car garage. EV 4-1924.

MOUNT VIEW

Today's best buy — 4-room, stucco only five years old, with full basement and oil heat. Good terms at only $10,800. Eves. EV 4-5584.

BAYNE & TODER AGENCIES
749 Fort Street EV 2-9121

$1,000 — $1,000

Down. Near Jubilee Hospital, three-bedroom home, bsmt, garage. Taxes $84. Must sell. Snap, $7,950. I. G. Patrick. EV 5-6741, res. EV 3-8043. Northwestern Securities Ltd.

GOOD OLDER STUCCO SEMI-bungalow, 5 rooms, bathroom down, 2 unfinished up, part basement, furnace. Burnside district, $6,500, $1,500 down. Open to offers. Phone EV 5-4549.

ON THE WATER IN NEW SUBdivision, 3 bedrooms, dining room, compact kitchen, lovely living room opens onto sundeck with beautiful view. Rumpus room. $14,950. Terms. GR 9-4956.

150 HOUSES FOR SALE

MODERN HOME—3 YRS. OLD, 3 bedrms, basement, oil HW heat; plus extra lot, 70x134. Yes, only $1,500 down, balance $85 mo. Price $11,950. Call Mr. Holland of Swinerton's, EV 3-7181; res., EV 4-7659.

151 COUNTRY HOMES AND PROPERTIES

Saanich Realty

LTD.
3043 Quadra at Reynolds

Saanich Peninsula

We have waterfront homes up to $35,000. Also sea view and waterfront properties from $1,300 up. GR 9-1195 Mr. Payne GR 5-2604

METCHOSIN
OWN YOUR OWN PARK

This beautifully treed property will pay future dividends. 2 large lots priced at $3,300 and $2,200 respectively. Please call GR 9-1195 Mr. Williams GR 9-5193

SPARLING at SIDNEY

COUNTRY PROPERTIES IN NORTH SAANICH. WATERFRONTAGE

Real Estate and Insurance Agents Offices opposite the Theatre

PANORAMIC SEA VIEWS

MODERN 6-ROOM BUNGALOW, FULL BASEMENT, 2½ ACRES INCOME FROM BARTLETT PEAR ORCHARD. RASPS, LOGANS, OTHER SMALL FRUIT. SECLUDED, PARKLIKE GROUNDS. EVERFLOWING STREAM. TAXES $75. PRICE $17,750

$4,000-$5,000 DOWN PAYMENT.
R. F. S. HARRIS, GR 7-2998

Boorman Investment Co. Ltd.
611 Fort St. EV 3-7124

EAST SOOKE

32 acres with 800 ft. of waterfront, 3-room bungalow with additional cottage, overlooking Sooke Harbor. Good beach in secluded cove. Excellent possibilities. Price with terms $18,500

Call Mr. Murdock eves. EV 3-9040
A. E. BERNARD & CO. LTD.
629 Fort St. Phone EV 4-9335

FOR WATERFRONT HOMES, farms and businesses on all the Gulf Islands

Conjact
SALT SPRING LANDS LTD.
Ph. 52 Ganges, B.C. Eves. 167

BY OWNER. 2½ ACRES, NEAR Experimental Farm, Saanich, sea view; 2-bedroom home, splendid condition. Well-kept grounds, all fruits. GR 5-2885.

PENDER ISLAND PROPERTY, homes, 1½ hours from Victoria. Owner, EV 3-7314, 970 Tattersall.

SMALL ACREAGE WANTED FOR auto court. Sidney district. EV 4-3014.

152 APARTMENTS FOR SALE

GRACIOUS COUNTRY LIVING

situated on West Saanich Road in Saanich, approximately 19 acres of cleared ridge land, including 2-acre orchard, large and small fruits. Suitable for bulbs, berries, small stock, etc. Good barn, outbuildings. Large house with 24-ft. panelled living room, den, dining room, large kitchen, pantry, etc., 4 large bedrooms, plus 1 upstairs, full basement, new automatic oil, hot air and hot water. Unobstructed view of Highlands.

Also approximately 6½ acres, surveyed, on main road adjoining property for investment.

Ring GR 4-0023 weekends and evenings.

153 WANTED TO BUY —HOUSES

OLDER-TYPE HOME

Naval officer with four children needs large older type home with (up to) an acre of land. Location not too important but home must be liveable and must have at least four bedrooms. Preference coal stoker or sawdust burner with hot-water heating. Price range $12,000 to $13,000. Please do not call me unless you have a house for sale which answers my description.

ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd. 24-hour telephone service. EV 5-6741.

WHY FOOL AROUND???

If you want to sell your REVENUE PROPERTY, then call Pemberton, Holmes right now. We have clients for apartments, triplexes, up-and-down and side-by-side duplexes. Ask for our Revenue Dept. or eves. call Jack Brown, EV 4-4978.

PEMBERTON HOLMES LTD.
1002 Government Street EV 4-8124

CLIENT HAS $1000

RAS steady position with Dominion Gov't.

NEEDS 2 or 3-bedroom home with basement.

URGENT. Will buy this month.

If you are thinking of selling your house, this is your opportunity for quick sale to reliable buyer that MUST be settled within a month. To arrange to show your house, please call SUZANNE HOBSON, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

2 PRAIRIE COUPLES

WANTED IMMEDIATELY FOR THESE PEOPLE WHO HAVE JUST ARRIVED IN TOWN, NEWER OR OLDER 2 OR 3-BEDROOM HOMES. THEY ARE LIVING IN AN AUTO COURT AND MUST LOCATE QUICKLY. CALL NOW FOR IMMEDIATE INSPECTION JOHNNY JAMES, WESTERN HOMES LTD. EV 2-2157 ANYTIME.

"HERE WE ARE FROM VANCOUVER"

WOULD LIKE 3-BEDROOM HOME, RECREATION ROOM, BASEMENT, IN NICE AREA, SON AND DAUGHTER GOING TO UNIVERSITY. PRICE RANGE $18,000 to $20,000.

DORIS ADAMS
Northwestern Securities of Victoria Ltd., EV 5-6741, GR 8-3294.

PLEASE HELP ME

Find a nice 4-bedrm semi-bungalow for genuine clients, open stairway preferred. Top price $17,000.

MRS. LAVENDER
EV 2-4251 EV 5-6327
RITHET CONSOLIDATED LTD.

WANTED, SMALL HOME IN THE country that can be handled with $3,000 down payment. Mrs. Bacon, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

WE NEED LISTINGS IN OAK BAY, Esquimalt and James Bay urgently. May we have yours? Dalby & Co. EV 3-6241 or EV 4-4894.

153 WANTED TO BUY —HOUSES

CASH CLIENTS

I have five cash clients for waterfront and view properties that will go from $12,000 to $25,000. If you have such a property, please call Mrs. V. Roberts at EV 5-8701 anytime.

MOREY & JOHNSTONE
3244 Douglas St.

WANTED

Substantial older-type home, 3 or 4 bedrooms, in Oak Bay, Fairfield or High Quadra, up to $16,000 value. Please call Roy McGillivray, Western Homes Ltd., EV 2-2157, or eves. GR 9-1804.

Need 2 Bedrooms

Mainland clients arriving this weekend to purchase small 2-bedroom home in any area close to bus. C.M.H.C. home is suitable. $7,300 cash for the right place. Phone Norman Thornber at Western Homes Ltd., EV 2-2157, eves. GR 9-1853.

$50,000 CASH
URGENT.

WANTED—Large 5 or 6-bedroom home in Uplands. Call Mrs. Kirkpatrick, GR 4-1972.

PEMBERTON, HOLMES LTD.
1002 Government Street EV 4-8124

HAVE YOU

A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves. GR 9-1804.

WANTED

Have cash buyer for 2-bedroom bungalow, south Oak Bay, with or without basement. S. SPAVEN, EV 5-6741 or EV 4-7013. Northwestern Securities of Victoria Ltd.

WANTED 1 TO 2½ ACRES

With 2 or more bedroom house. Phone HARRY HOBSON of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 2-7828.

ESQUIMALT

2 cash clients require two-bedroom basement homes, $8,000 to $12,000 range. For immediate inspection please call Mr. Casey, EV 4-9305, res. EV 5-3731. Financial Survey Ltd.

OLDER HOUSE UP TO $7,000. Will turn over 1955 Buick Special—one owner, like new, low mileage—as part payment and balance cash, or will trade automobile for first or second mortgage. Phone EV 5-6741. Northwestern Securities of Victoria Ltd., or evenings EV 3-5884, Mr. Smith.

$3,000 CASH DOWN FOR YOUR 2 or 3-bedroom older home. Room for an in-law suite in basement or attic preferred. Possession by May 1 important. Call Mrs. Harvey, EV 5-6741. Northwestern Securities of Victoria Ltd.

WANTED IMMEDIATELY — FOUR homes under $10,000. We have buyers—Gorge and Fairfield preferred. Please call Mr. Murdock, EV 3-9040 or A. Bernard & Co. Ltd., EV 4-9335.

CASH BUYER FOR 3-BEDROOM bungalow with bsmt and oil heat. Any good district. Call Mr. Cox of Swinerton's, EV 3-7181, residence EV 3-3814.

WANTED FOR CASH, TO $9,000, NO agents, fairly modern home in good locality, low taxes, 2 bedrooms, basement, garden. Victoria Press, Box 2073.

3 OR 4-BEDROOM FAMILY HOME, any district. No agents, please. GR 8-3898.

2-BEDRM HOUSE WITH 1.6 acres or more acceptable to V.L.A. EV 4-0648 after 6 p.m., all day Sun.

154 PROPERTY FOR SALE

SALT SPRING WATERFRONT

(1) 1 acre, well-treed, with power and water available, 125' sea-front with small private beach $4400

(2) 6-acre resort property, complete with lodge, cabins, swimming pool, boats, floats; as going concern with income rising steadily $40,000

HAMMOND BAY WATERFRONT

6 large lots with sand beach, water, power available. A real investment at only ..... $2550 each (terms)

See or phone Mr. Agar for further information on these and many more interesting properties. Call

JOHN BLAIR LTD., 620 View St., EV 5-3742 anytime.

EXCELLENT BUILDING LOTS
78x135—Ferrie Road, $900.
50x120—Leaside Ave., $1,100.
83x139—Claremont Ave., $1,000.
On above lots please call Herb Hodgson, GR 9-2114.
HARRY FOSTER LTD.

VIEW LOTS

Only 8 left at corner Metchosin and Lagoon Roads. Cleared, city water, hard-surfaced roads. Don't delay and be disappointed. N. A. Fraser, EV 4-9305, res. EV 5-3731. Exclusive agent. Financial Survey Ltd.

½-ACRE LOTS

Two ½-acre lots on Millstream Rd., opposite entrance to Western Speedway. $700 each. Easy terms or trade a car, a boat, a trailer or what have you. Leonard Thomas at Douglas Hawkes & Co., 817A Fort Street. EV 4-7128, res., EV 3-5685.

LOTS AND PLANS. MAKE YOUR choice now. Carnarvon St., Veteran St., Kiwanis Way, Fifth St., Adanac St., Lee Ave. Call us to discuss down payment with no obligation. Kasapi Construction Co. Ltd. EV 5-3614.

FOR SALE — 14 ACRES FOR FUTURE subdivision and 24 lots already subdivided. Will take suitable down payment and terms arranged. All letters answered. Write J. Hutchinson, Box 936, Campbell River, B.C. Phone AT 8-6240.

9 ACRES

Overlooking Florence Lake. Building sites mostly southern slope. Has been logged. As is, $4,750 cash. Call Mr. Cleary, eves., holidays, phone EV 4-2505. F. N. Cabledu Ltd. Phone EV 3-7174.

10 ACRES, WITH 6-ROOM HOUSE, Gordon Head, Mt. Douglas area. Suitable for subdividing into building lots. Price $21,000. Please call J. A. McLellan, eves. EV 4-6171. King Realty, EV 2-2131.

LOT, 165-FT. FRONTAGE, FACing water with panoramic view of Esquimalt harbor, Victoria, Port Angeles and Olympics, on Aloha Ave., Esquimalt Lagoon. $4,000. EV 2-3946.

5 ACRES, ALL CLEAR, GOOD water, location, 3½-room bungalow, almost completed; heart of berry district. Excellent possibilities. Best cash offer. Apply 6404 Central Saanich Road.

ATTENTION, BUILDERS!

Group of 14 cleared 70' lots. Close to school and new N.H.A. homes. 3-mile circle. Ruth E. Hutcheson, EV 4-9318, GR 8-3536. C. N. Montague Co.

2 ACRES CLEARED, HIGH LOCATION Elk Lake area, 7½ miles city, 5-room older-type bungalow, new wiring, large new chicken house, barn, fruit trees, $7,300. EV 4-9807.

ONE ONLY, SEAFRONT LOT, ⅔ acre, in Gordon Head. Approved for N.H.A. Contact Bel Shragge, eves., EV 2-8802. King Realty, EV 2-2131.

SHAWNIGAN LAKE — Waterfront lot on highway, hydro, near girls' school. Owner in Ottawa, must sell. Victoria Press, Box 2043.

COLWOOD LOT, LAKE FRONtage, acreage near Sooke. Phone GR 8-2655.

CRAIGDARROCH ROAD, FULLY serviced lot 70 by 120. Steal at $2,450. EV 2-8660.

LOT 70 X 101, NORTH QUADRA district. Sale by owner. GR 8-3283.

154 PROPERTY FOR SALE

LOT, CENTRE OF VICTORIA

If you are looking for a lot the most logical place to go is BYRON PRICE REALTORS. They have the largest selection of better lots.

CEDAR HILL $1250 70x120 NHA APPROVED

This beautiful approved lot will be on sewer. We know and the vendor knows it's underpriced, lots of this type are being sold as high as $2,000 but the listing is at $1,250, so that is all you pay. You can phone any of our representatives anytime, EV 5-2458 to see this lot but preferable phone him right away. To be seen by appointment only.

Call Joe Isherwood or Peter Robertson, EV 5-2458, anytime.

BYRON PRICE REALTORS

DISTINCTIVE HOMES

Custom-built by specialist in NHA building. Hundreds of free plans to choose from. NHA loans arranged. Build on your lot, or one of ours. Free estimates on your own plans.

For further information call Al Vizard, EV 3-2458 anytime.

BYRON PRICE REALTORS

OLYMPIC VIEW TERRACE ALBERT HEAD CHOICE LOTS FOR SALE

Fine views of Olympics and water. Property borders on Witty's Lagoon, one of the finest beaches on south of Island. Twenty minutes drive from city centre on paved roads. Drive out Metchosin Road, turn down Albert Head Road and see sign. Water and power provided, school bus. Prices from $1,300. Low tax area, large lots. Please call Mr. J. Mackenzie for information, EV 4-4115 anytime. B.C. Land & Investment Agency Ltd., 922 Government St.

SHAWNIGAN LAKEFRONT

Situated close to Strathcona. Well kept 5-room cottage, 2 bedrooms, 2-pce bathroom. Has elec light and fireplace. Good safe sandy beach, jetty, boat. Completely furnished. This is your opportunity to secure a summer property on this popular lake. 1st time on the market, owners have genuine reason for selling. PRICE $6600

Exclusive Listing
Mr. Carmichael eves EV 4-7308

ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

SEVEN SEAFRONT LOTS

APPROX. 1 ACRE EACH.
NORTH SAANICH
(LAND'S END ROAD.)

$3500 EACH

EXCLUSIVE AGENTS
Ker & Stephenson Ltd.

Please ask for Mr. Speed or Mr. Lemmon, EV 3-3411 anytime.

5.6 ACRES

North side of Stelly's Crossroad, east of Wallace Drive. Has foundation for house. Taxes $20. Price $4900

Also another acreage off Weiler Avenue, south of Sidney. Phone R. E. Hills, EV 3-3435, res. EV 3-6918.

P. R. BROWN & SONS LTD.
1112 Broad Street

"20 ACRES" "PAT BAY HIGHWAY" YES, 20 ACRES

of level land with 700 feet of highway frontage bordering the Baker View subdivision, can be yours for only $15,500

For this exclusive opportunity call AKSEL PETERSEN, EV 5-6741, Northwestern Securities of Victoria Ltd.

LOT

66x132. Located on Snowdrop Avenue, between Marigold and Biscoe Drive described as Lot 12, Blk 6, Plan 1171, District of Saanich. Present a reasonable offer.

Phone R. E. Hills, EV 5-3435, res. EV 3-6918.

P. R. BROWN & SONS LIMITED

VIEW LOT

999 GREENRIDGE CRESCENT. All new homes in area. Suitable for NHA $2,000

Phone E. K. Lane, EV 2-5592.

EXCLUSIVE WITH
PEMBERTON HOLMES LTD.
1002 Government Street, EV 4-8124

100 ACRES $5000 FULL PRICE

Metchosin area. Complete section of land, with small house, 2-rm cottage, barn and sheds. City light and phone. A real buy. Owner moving East. Phone Ross Hartnell, EV 5-3435—res. EV 2-9672.

P. R. BROWN & SONS LTD.

LOTS GALORE

This Easter weekend pick out your building lot at the Gorge, Esquimalt Parklands, Gordon Head, Cadboro Bay, Cordova Bay or Prospect Lake. Call P. G. Jackson, EV 2-5104 anytime, for the best lots anywhere. Hicks Realty Ltd.

ATOM LUMBER COMPANY LTD.

Apply 210 Esquimalt Rd. See P. S. Sangha. Agents welcome. EV 2-2249.

LOT 1, 75'x400', $1000

Between Interurban and Spring Rds. Cash, trade or terms. Open to offers. EV 3-4374.

NEW SUBDIVISION
GORDON HEAD

Several nicely treed choice building lots, size 78 x 196.
Apply Watson Clark; Res. phone EV 2-0171

SANTA CLARA AVE.
ELK LAKE

Large lot, 100 x 175, high location, ⅓ acre.
Call Watson Clark, Res. EV 2-0171

P. R. BROWN & SONS LTD
1112 Broad St. Ph. EV 5-3435

SHOAL BAY
Beach Drive

View lot overlooking bay. F. Woods, EV 3-2576. Douglas Hawkes Realty.

FOR SALE — BUILDING LOT, 50x200, $2,500. 3890 Savannah. EV 2-2383.

LARGE VIEW LOT, PERSIMMON Drive, intersection Blenkinsop and Union, $1,950 or closest offer.

LOT FOR SALE ON CUMBERland. EV 4-5606.

NORTH SAANICH PROPERTIES
Gordon Hulme Ltd. Sidney 120

1¼-ACRE TREED LOT, CORDOVA Bay. GR 9-1814

SIDNEY REAL ESTATE
JAMES RAMSAY GR 5-2620

154 PROPERTY FOR SALE

LOT FOR SALE, HIGH LOCATION, Broadway. GR 9-4409.

OAK BAY LOT, HENDERSON RD., $3,950. EV 2-6407.

½ ACRE, SEA VIEW LOT, HILLtop area. Saanichton. GR 5-2938.

155 PROPERTY WANTED

Desperately Needed

GOOD BUILDING LOTS IN ANY AREA. SEWER NOT NECESSARY. ALL CASH.

Len Wardle, GR 7-3348
Lew Moillet, GR 9-3297
Office, EV 5-8704
FRANK A. MARTIN AGENCIES
1114 Blanshard Street

Ladies and Gentlemen

We do not profess to be the most active realtors in town, but believe me, if you have a property for sale anywhere south of the 49th parallel on Vancouver Island, pick up your phone and call A. Marion, EV 2-0697, R. Weber EV 5-5433 or R. E. Hills EV 3-6918 for action.

P. R. BROWN & SONS LTD.
1112 Broad St. EV 5-3435

LOTS OR ACREAGE

On Sewer.
VANISLE HOME BUILDERS LTD.
EV 2-6821

Wanted 5-10 acres of good land for growing holly.
And 5-10 acres of rough land, not too far out.
H. W. Blenkinsop, F. N. Cabeldu Ltd. EV 3-7174.

CLIENTS REQUIRE 5 ACRES OR more, Colwood, Metchosin, Sooke. If your acreage is for sale with or without buildings please call N. A. Fraser, EV 4-9305, Financial Survey Ltd.

WANTED — BUILDING LOT ON sewer. Will pay up to $2,000 for suitable property. Call H. W. Blenkinsop, F. N. Cabeldu Ltd., EV 3-7174.

HOUSE AND ACRE